

COMMON COUNCIL OF THE CITY OF ROCKPORT, INDIANA

Resolution No. 2014-4

REAL AND PERSONAL PROPERTY TAX ABATEMENT

**CONFIRMATORY RESOLUTION FOR THE DESIGNATION
OF AN ECONOMIC REVITALIZATION AREA**

WHEREAS, the City of Rockport, Indiana (the "City") has been requested by Old Plank Road LLC (the "Applicant") to find pursuant to IC 6-1.1-12.1-2 that an area (the "Area") is an Economic Revitalization Area, which Area will contain the Project (as hereinafter defined); and

WHEREAS, the Common Council of the City (the "Council") has prepared a simplified description of the Area or maps and plats that identify the Area, attached as Exhibit A; and

WHEREAS, the Area is located within the jurisdiction of the City for the purposes set forth in IC 6-1.1-12.1-2; and

WHEREAS, the Applicant intends to construct improvements to its existing facility on its property located in Ohio Township (the "Real Property"), consisting of a new drive through warehouse, concrete lot, landscaping, an addition to its existing building, and remodeling/updating of its existing building in the Area, including significant investment in new logistical distribution equipment, all as described in the Statements of Benefits (the "Statements of Benefits") submitted by the Applicant to the Council (the "Project"); and

WHEREAS, the Council has reviewed the Statements of Benefits; and

WHEREAS, pursuant to IC 6-1.1-12.1-2, on May 5, 2014, the Council adopted a Resolution (the "Declaratory Resolution"), which designated the Area as an "economic revitalization area" pursuant the Act and approved real property tax deductions under IC 6-1.1-12.1-3 for redevelopment or rehabilitation in the Area for ten (10) years and personal property tax deductions under IC 6-1.1-12.1-4.5 for new manufacturing equipment, new research and development equipment, new logistical distribution equipment, and new information technology equipment installed in the Area for ten (10) years; and

WHEREAS, in compliance with IC 6-1.1-12.1-2.5, the Council published notice (the "Notice") describing the adoption and substance of the Declaratory Resolution and stating that, on the date hereof, the Council would hold a public hearing (the "Public Hearing") at which it will receive and hear all remonstrances and objections from interested persons, with respect to the Declaratory Resolution; and

WHEREAS, in compliance with IC 6-1.1-12.1-2.5, the Council filed, with each taxing unit that has authority to levy property taxes in the Area, a copy of the Notice and the Statements of Benefits; and

WHEREAS, in compliance with IC 6-1.1-12.1-2.5, on the date hereof, the Council held the Public Hearing at which it received, heard and considered evidence concerning the Declaratory Resolution and any remonstrances or objections with respect to the Declaratory Resolution; and

WHEREAS, pursuant to IC 6-1.1-12.1-2.5, the Council desires to take final action confirming the Declaratory Resolution;

NOW, THEREFORE, BE IT RESOLVED, by the Common Council of the City of Rockport, Indiana, as follows:

Section 1. The Council hereby finds that (i) the Area is within the City and (ii) the Area has become undesirable for, or impossible of, normal development and occupancy because of a lack of development, cessation of growth, deterioration of improvements or character of occupancy, age, obsolescence, substandard buildings, or other factors which have impaired values and prevented a normal development of property and use of property.

Section 2. The Area is hereby declared to be an "economic revitalization area" pursuant to IC 6-1.1-12.1. The period for real property tax deductions under IC 6-1.1-12.1-3 for redevelopment or rehabilitation in the Area shall be ten (10) years and the period for personal property tax deductions under IC 6-1.1-12.1-4.5 for new manufacturing equipment, new research and development equipment, new logistical distribution equipment, and new information technology equipment installed in the Area shall be ten (10) years.

Section 3. Based on the information in the Statements of Benefits describing the Project, the Council makes the following findings:

(a) That the estimate of the value of the redevelopment or rehabilitation of the Real Property is reasonable for projects of that nature and the estimate of the cost of the new logistical distribution equipment to be installed in connection with the Project is reasonable for projects of that type.

(b) That the estimate of the number of individuals who will be employed or whose employment will be retained as a result of the proposed redevelopment or rehabilitation of the Real Property and the installation of the new logistical distribution equipment can reasonably be expected to result from the proposed redevelopment or rehabilitation of the Real Property and the proposed installation of new logistical distribution equipment.

(c) That the estimate of annual salaries of those individuals who will be employed or whose employment will be retained can reasonably be expected to result from the proposed redevelopment or rehabilitation of the Real Property and the proposed installation of new logistical distribution equipment.

(d) That the number of individual opportunities for employment, both temporary and permanent, and the compensation to be paid to employees, along with the value of the acquisition and construction of improvements as a result of the Project, create benefits of the type and quality anticipated by the Council within the Area and can reasonably be expected to result from the proposed redevelopment or rehabilitation of the Real Property and the proposed installation of new logistical distribution equipment.

(e) That the benefits described in the Statements of Benefits can reasonably be expected to result from the proposed redevelopment or rehabilitation of the Real Property and the proposed installation of new logistical distribution equipment.

(f) That the totality of benefits from the proposed redevelopment or rehabilitation of the Real Property and the proposed installation of new logistical distribution equipment is sufficient to justify a ten-year real property tax deduction period and a ten-year personal property tax deduction schedule.

Section 4. Based on the information in the Statements of Benefits and the foregoing findings, the Council, pursuant to IC 6-1.1-12.1, hereby approves and allows the Applicant real property and personal property tax deductions for ten (10) years as set for in Section 2 for the redevelopment located in the Area.

Section 5. With respect to the Real Property, the percentage of deductions for each of said ten (10) years shall be as follows:

Year 1 (2015)	100%
Year 2 (2016)	100%
Year 3 (2017)	100%
Year 4 (2018)	90%
Year 5 (2019)	90%
Year 6 (2020)	80%
Year 7 (2021)	70%
Year 8 (2022)	70%
Year 9 (2023)	60%
Year 10 (2024)	38%

Section 6. With respect to the new logistical distribution equipment, the percentage of deductions for each of said ten (10) years shall be as follows:

Year 1 (2015)	100%
Year 2 (2016)	100%
Year 3 (2017)	100%
Year 4 (2018)	90%
Year 5 (2019)	90%
Year 6 (2020)	80%
Year 7 (2021)	70%

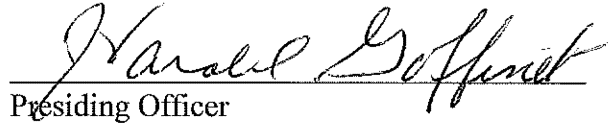
Year 8 (2022)	70%
Year 9 (2023)	60%
Year 10 (2024)	38%

Section 7. The Council hereby confirms the Declaratory Resolution, and the actions set forth in this Resolution are final, except for the limited rights of appeal provided under IC 6-1.1-12.1-2.5.

Section 8. The Clerk-Treasurer is hereby authorized to make all filings necessary or desirable and to take all other necessary actions to carry out the purposes and intent of this Resolution and the deductions approved hereunder.

Section 9. This Resolution shall be in full force and effect from and after its adoption.

Passed and adopted by the Common Council of the City of Rockport, Spencer County, Indiana, this 3rd day of June, 2014.



 Presiding Officer

ATTEST:



 Susie Roberts, Clerk-Treasurer

This resolution presented by me, the Clerk-Treasurer of the City of Rockport, Indiana to the Mayor for his approval this 3rd day of June, 2014.



 Susie Roberts, Clerk-Treasurer

This resolution signed and approved by me, the Mayor of the City of Rockport, Indiana, this 3rd day of June, 2014.

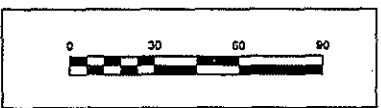
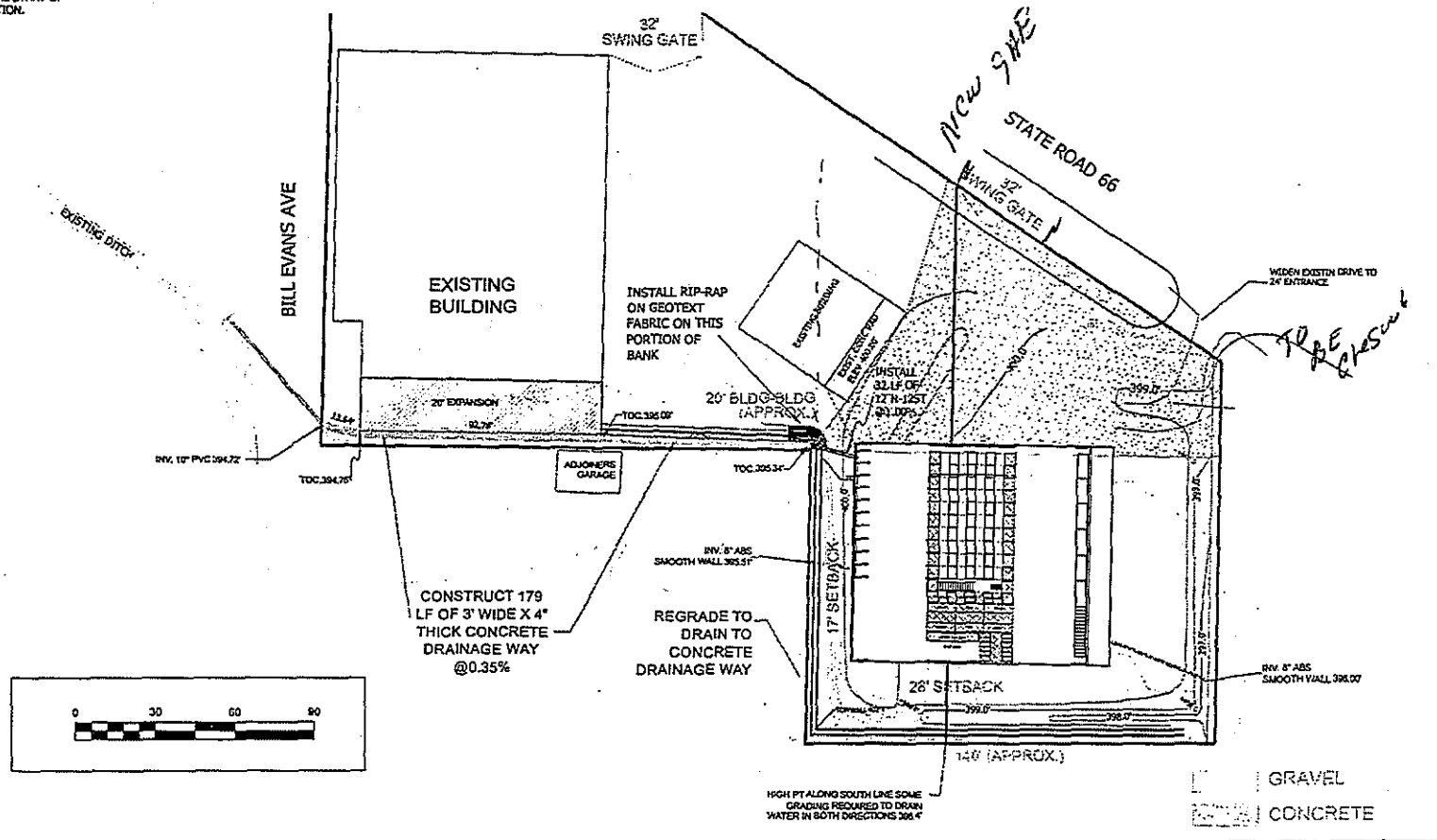






 Harold Goffinet, Mayor

Exhibit "A"

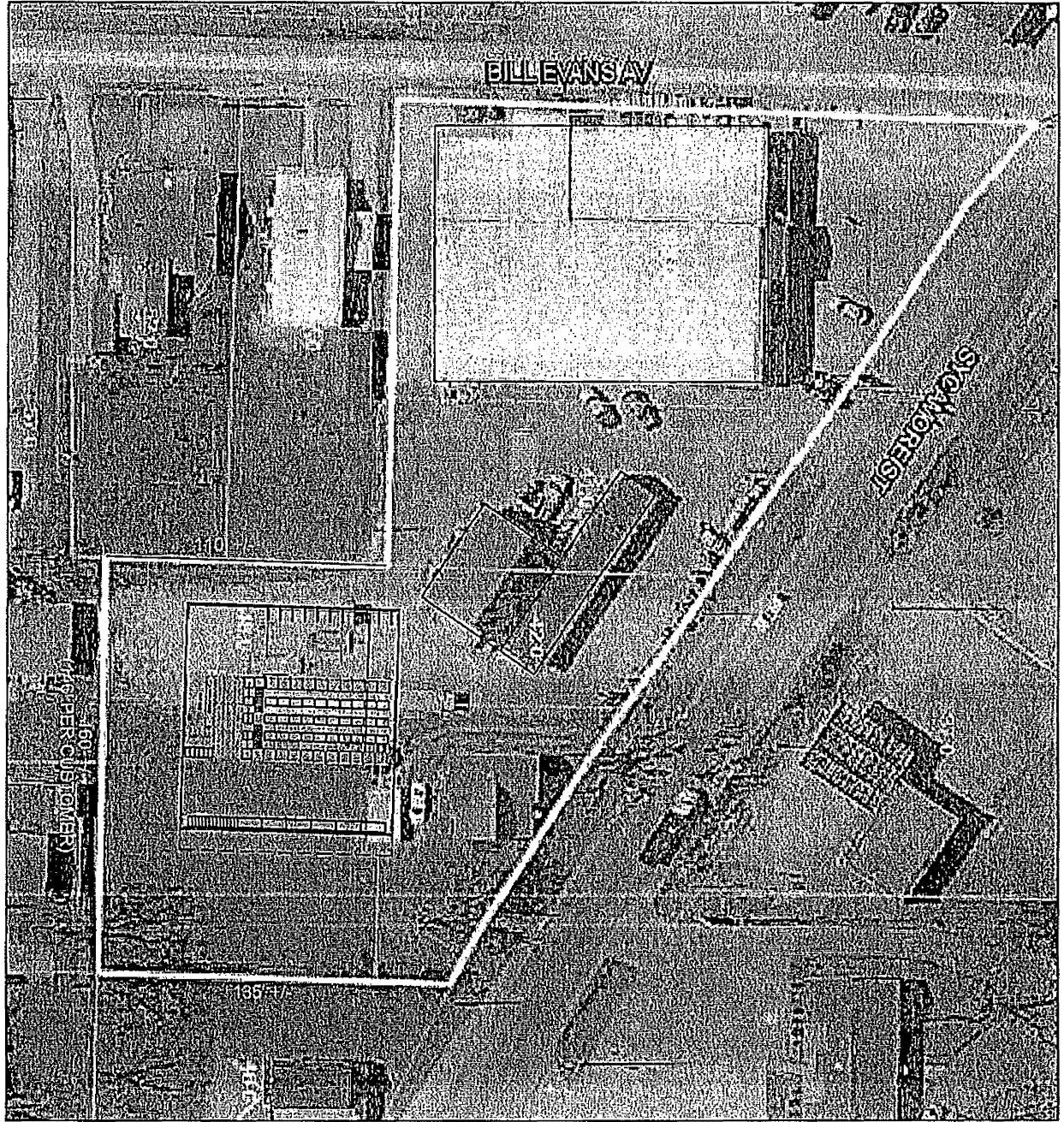
GENERAL NOTES:
 THE PROPERTY SHOWN HEREON IS SUBJECT TO ALL EASEMENTS, RIGHTS-OF-WAY, AND RESTRICTIONS OF RECORD AND NOT LIMITED TO ANY SHOWN ON THIS PLAT.
 IT IS THE CONTRACTORS RESPONSIBILITY TO VERIFY THE EXACT LOCATION OF ALL UNDERGROUND UTILITIES BEFORE ANY WORKS BEGINS ON THIS PROJECT CALL INDIANA 811 FOR UTILITY LOCATION 2 WORKING DAYS BEFORE START OF CONSTRUCTION.

SITE PLAN
 OBERMEIER HARDWARE EXPANSION 2014



BY	REL.	DATE	DESCRIPTION
NANCIA P.E. 7433 Midway Ridge Dr. Houston, TX 77053 Phone: 281.289.1421 ST. License #			
 BARNELL CONSTRUCTION A Division of WTD Holdings, Inc. 2358 Jasper Trail #Aphewarts, GA 30004 Phone: 404.880.0001 www.BarnellConstruction.com www.WTDHoldings.com			 RICK FICK SALESPERSON PROJECT NUMBER: 014-99228
PROJECT NAME: OBERMEIER HARDWARE & RENTAL ROCKPORT, IN. SHEET DESCRIPTION: SITE LAYOUT			
SHEET FILE NO: D:14-09228-00-C1-02.1			
SHEET NO: C1			
SCALE: 1" = 20'-0"			

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SCALE: 3/16" = 1'-0"
SHEET NO: C1

PROJECT NAME:
OBERMEIER HARDWARE & RENTAL
ROCKPORT, IN.

SHEET DESCRIPTION:
AERIAL SITE LAYOUT

SHEETSET FILE NO:
D14-09228-00-C1-01

DARNELL CONSTRUCTION
A Division of WTD Holdings, Inc.
2255 Justice Trail | Alpharetta, GA 30004
(PH) 800.353.0892 (FAX) 770.569.6944
www.ct-darnell.com | www.Stunbait-Rack.com

PROJECT NUMBER: Q14-09228
SALESPERSON: RICK

PRELIMINARY ONLY
(NOT FOR CONSTRUCTION)

REV.	DATE	DESCRIPTION	BY

* 2 0 1 3 R - 0 4 0 4 2 1 *
2013R-04042

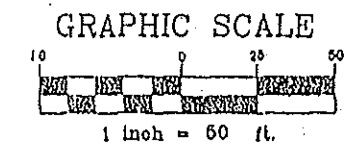
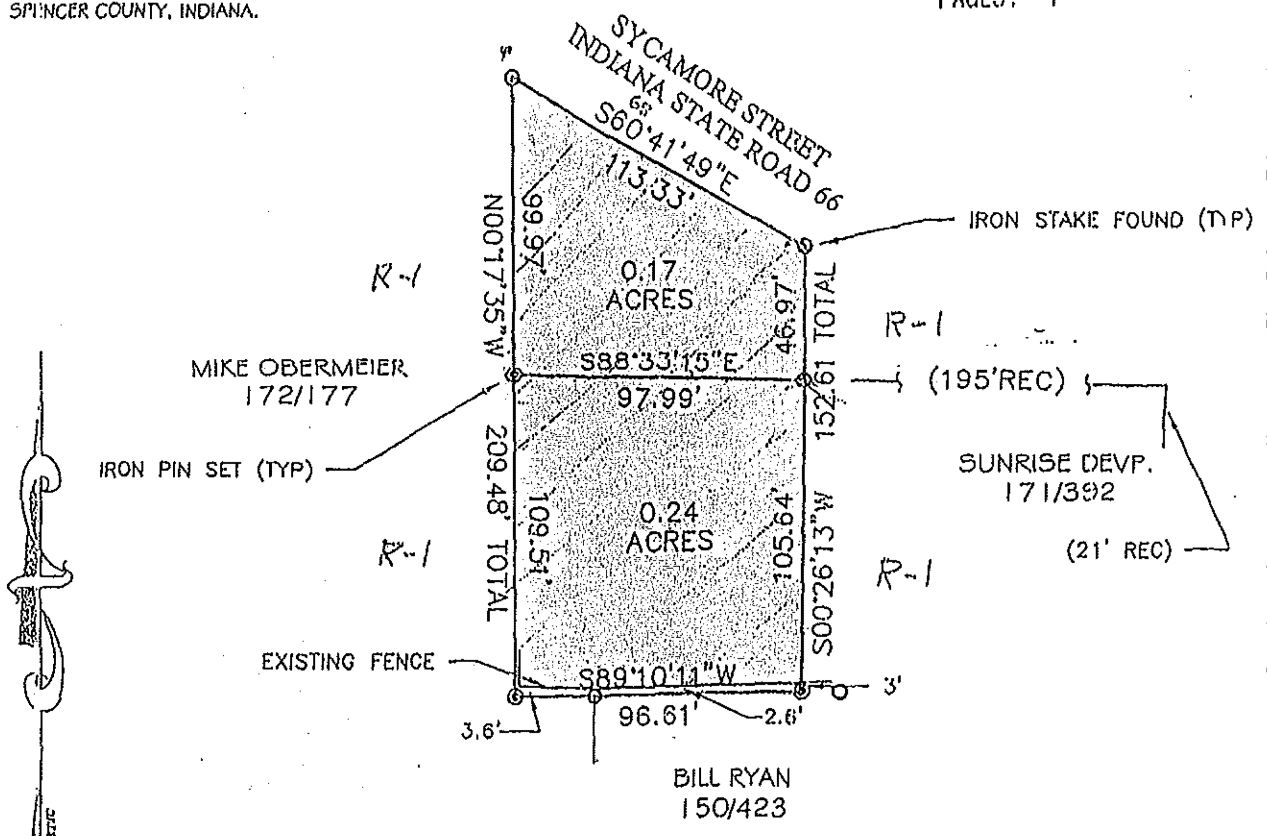
SHARON DUGAS
SPENCER COUNTY RECORDER
ROCKPORT, IN
RECORDED ON
12/30/2013 12:36PM
REC FEE: \$20.00
PAGES: 1

THE BASIS OF BEARINGS SHOWN
HEREON WERE ASSUMED.

ALL DIMENSIONS SHOWN HEREON ARE
AS MEASURED IN THE FIELD UNLESS
NOTED AS RECORD MEASUREMENT,
I.E. (REC.)

RECORD SOURCES:

DEED BOOK 162, PAGE 472 IN THE
OFFICE OF THE RECORDER OF
SPENCER COUNTY, INDIANA.



SURVEYORS CERTIFICATE

I, HEREBY CERTIFY THAT THIS SURVEY WAS PERFORMED UNDER MY DIRECTION TO THE BEST OF MY KNOWLEDGE AND BELIEF AND WAS EXECUTED ACCORDING TO THE SURVEY REQUIREMENTS CONTAINED IN THE INDIANA ADMINISTRATIVE CODE 865 SECTION 1-12-1 THRU 1-12-29.

Mark A. Chamness 8-7-2000
MARK A. CHAMNESS, PLS. NO. 9600020
DATE



**IRA BUNCH
SUSAN BUNCH**
RETRACEMENT SURVEY

PART OF SECTION 22, T-7-S, R-6-W IN THE CITY OF ROCKPORT, SPENCER COUNTY, INDIANA

AUGUST 7, 2000

IRA_BUNCH.DWG

CHAMNESS LAND SURVEYING
7803 WEST, STATE ROAD 66
P.O. BOX 306
HARTFIELD, INDIANA 47617
PHONE: (812) 358-5729 FAX: (812) 358-5733